

DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
PROPERTY IDENTIFICATION FORM

CRS # K-7349
SPO Map 12-13-19
South
Hundred Murderkill
Quad Frederica
Other _____

1. HISTORIC NAME/FUNCTION: Ryan Property, Liquor Store
2. ADDRESS/LOCATION: 7615 Bay Road, Kent County, West Side Of Road
3. TOWN/NEAREST TOWN: Little Heaven vicinity? ☐
4. MAIN TYPE OF RESOURCE: building ☒ structure ☐ site ☐ object ☐
 landscape ☐ district ☐
5. MAIN FUNCTION OF PROPERTY: Liquor store
6. PROJECT TITLE/ REASON FOR SURVEY (if applicable):
SR 1 Little Heaven Interchange

7. ADDITIONAL FORMS USED:

#:	Form:	List property types:
1	CRS 2 Main Building Form	store (retail)
0	CRS 3 Secondary Building Form	
0	CRS 4 Archaeological Site Form	
0	CRS 5 Structure (Building-Like) Form	
0	CRS 6 Structure (Land Feature) Form	
0	CRS 7 Object Form	
0	CRS 8 Landscape Elements Form	
1	CRS 9 Map Form	N/A
0	CRS 14 Potential District Form	

8. SURVEYOR INFORMATION:

Surveyor name: Lauren C. Archibald

Principal Investigator name: Lauren C. Archibald

Principal Investigator signature: _____

Organization: A.D. Marble & Company Date: July 2004

9. OTHER NOTES OR OBSERVATIONS:

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10. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II

- ☐ 1600-1750∇ Contact Period (Native American)
- ☐ 1630-1730∇ Exploration and Frontier Settlement
- ☐ 1730-1770∇ Intensified and Durable Occupation
- ☐ 1770-1830∇ Early Industrialization
- ☐ 1830-1880∇ Industrialization and Early Urbanization
- ☐ 1880-1940∇ Urbanization and Early Suburbanization
- ☒ 1940-1960∇ Suburbanization and Early Ex-urbanization

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- | | |
|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input checked="" type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |

USE BLACK INK ONLY

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DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
MAIN BUILDING FORM

CRS # K-7349

1. ADDRESS/LOCATION: #14 West Side SR 1/7615 Bay Road
2. FUNCTION(S): historic video store, restaurant, apartment current liquor store
3. YEAR BUILT: 1950 CIRCA?: ☒ ARCHITECT/BUILDER: _____
4. STYLE OR FLOOR PLAN: commercial vernacular
5. INTEGRITY: original site ☒ moved ☐
if moved, from where _____ other location's CRS # _____ year _____
- list major alterations and additions with years (if known) _____ year _____
- a. _____
- b. _____
6. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐
7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)
- a. Overall shape: Rectangular Stories: 1
Additions: One small in rear
- b. Structural system (if known): Masonry
- c. Foundation: materials:
basement: full ☐ partial ☐ not visible ☐ no basement ☒
- d. Exterior walls (original if visible& any subsequent coverings): Brick and horizontal wood paneling, cement in rear
- e. Roof: shape: Gable, gentle pitch with shed-roofed section to north; flared eaves
materials: Asbestos shingles
cornice: n/a
dormers: n/a
chimney: location(s): none
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: Direction: E
- 1) Bays 2
- 2) Windows 1
- fenestration 1 pane
- type Fixed
- trim Wood
- shutters n/a

Facade (cont'd)

- 3) Door(s) 1
 location Near center
 type Pedestrian, 1 leaf, replaced with insert transom light (not used for customers)
 trim Wood
- 4) Porch(es) n/a

b. Side: Direction: S

- 1) Bays 3
- 2) Windows 2
 fenestration irregular;
 type Double hung; 2/2 on main floor, one pane fixed in attic (crawl space)
 trim Vinyl, wood
 shutters n/a
- 3) Door(s) 1
 location On addition
 type Single leaf
 trim n/a
- 4) Porch(es) n/a

c. Side: Direction: N

- 1) Bays 1
- 2) Windows 1 or 1 1/2 (corner door)
 fenestration 2/2 small near west side of wall
 type Covered with sign
 trim Covered with sign
 shutters Covered with sign
- 3) Door(s) 1
 location On corner with N & E walls
 type Single leaf - glass for commercial door
 trim Brick on sides
- 4) Porch(es) n/a

d. Rear: Direction: W

- 1) Bays 1
- 2) Windows n/a - solid wall, 1 filled-in window (covered with plywood)
 fenestration n/a
 type n/a
 trim n/a
 shutters n/a
- 3) Door(s) n/a
 location n/a
 type n/a
 trim n/a
- 4) Porch(es) n/a

9. INTERIOR: Liquor store, with bottles on shelves along the walls; open plan. Includes refrigeration area to west wall. Desk/ cashier/check-out area at north end.
10. LANDSCAPING: Large, freshly macadamed parking lot to north of building, grassy area to east and behind (west) of the building.
11. OTHER COMMENTS: Two signs in front of store with stanchions, bearing "JC Liquor Mart, Liquor, Beer and Wine" and "Coors Light Discount Liquors", respectively.



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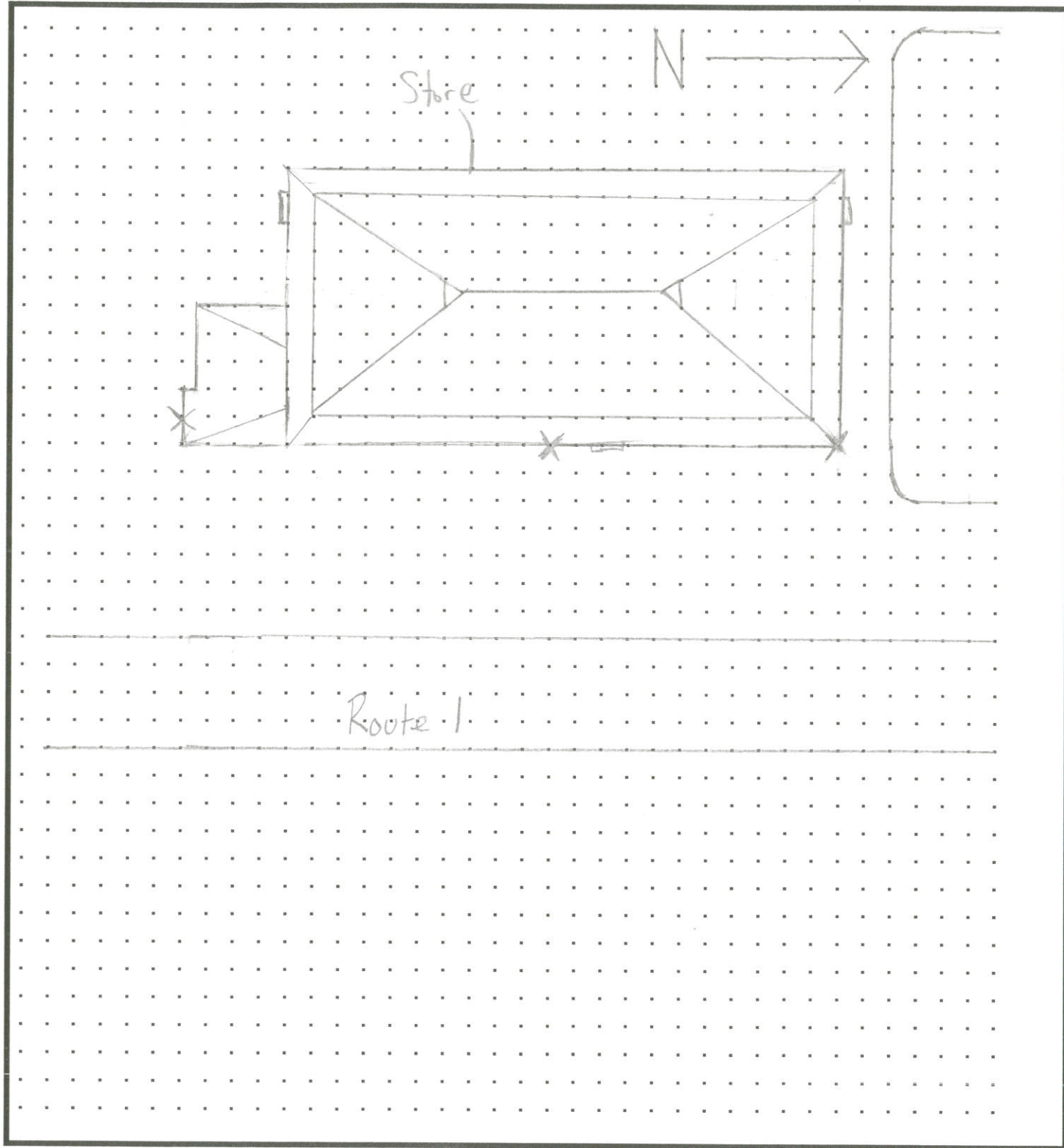
- INDICATE NORTH ON SKETCH



4. SITE PLAN:

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INDICATE NORTH ON PLAN



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CRS #K-7349
Ryan Property

General Description. The Ryan Property is located on the west side of SR 1 (7615 Bay Road). It is very close to the intersection of Bowers Beach Road. The store is the only building on the lot, and there is a macadam parking lot on the south side of this lot and grassed land on the north side. This small commercial building is built with concrete blocks and is painted with a cream color. It is rectangular in shape, with a corner entrance to the northeast. The building is in fair to good condition, with small areas of peeling paint throughout. Various banner-type advertising signs cover the north and east walls of the building, with a sign bearing "113 Liquor Mart" on the west wall. Two stanchions outside the building bear a "Coors Light Discount Liquors" and a "JC Liquor Mart" sign. There is a self-service ice machine against the north wall.

The building is protected by a gable roof with a partial hip-roof extension on the north end. There is a small wing on the south end of the building that appears to house a storage area and/or the heating/cooling system for the building. The south gable end has a double-hung, two-over-two-pane window on the main floor and a fixed, four-pane window in the crawl space under the ridge line. On the west wall, there are no openings that are in use, but there appears to be a boarded-up window toward the south end. Although there is a two-over-two window on the north wall, it is covered with an advertising sign, so none of the detail is visible. On the east wall, there is a single-leaf, glazed doorway (not in use) and a single-pane window.

Historical Background. Kent County property records do not indicate a construction date for the building. Based on the style and on historic maps, it appears to date from the early 1950s. The tax assessor's office indicates that the property was also used as a video store, restaurant, and apartment (Kent County Tax Assessor's Office).

On September 30, 1933, Adley B. Magee sold his farm land to Jesse S. Cooper (KCDB U13:122). On September 15, 1943, Jesse S. Cooper sold the property to Edward T. Pardees and his wife, Charlotte M. Pardees (KCDB K16: 451). On December 1, 1953, Edward T. and Charlotte M. Pardee sold the property to the Delaware Reality Exchange, Inc. for \$12,000 (KCDB G20: 244). On December 15, 1954, the Delaware Reality Exchange, Inc. sold the property containing 122.0 acres, along with another property, to Thomas F. Ryan (KCDB N21: 559). On June, 24, 1957, Thomas F. Ryan sold that property, along with another property containing 16,000.0 square feet, to Sallie R. Brayman, also known as Sarah Brayman. On September 19, 1987, Sallie passed away, leaving both parcels to Robert F. Ryan, at which point he combined the parcels into one property (KCDB N21: 559). On October 4, 1989, Robert F. Ryan sold the property containing 31,000.0 square feet to Adley S. Girgis for \$65,000 (KCDB G47:131). On January 12, 2003, Adley S. Girgis conveyed the property Julian Cortez (KCDB 516: 118).

Evaluation. The Ryan Property is recommended not eligible for listing in the National Register of Historic Places because it does not meet the eligibility criteria established by

the National Park Service (NPS 1997). The store is an example of an altered, mid-twentieth-century building within the SR 1 Interchange study area. This resource has no notable character-defining features for commercial architecture. The lack of commercial architectural features dating from the resource's period of significance detracts from its ability to convey its historic significance. The property lacks sufficient historic integrity to convey its commercial architectural significance under Criterion A. This resource retains integrity of location but lacks integrity of design, setting, materials, association, workmanship, and feeling. The property is recommended not eligible for listing in the National Register under Criterion A.

Property-specific research and documentary research of the area in general did not reveal any associations between this property and significant events or trends. Likewise, research did not reveal any associations with significant individuals; therefore, the property is recommended not eligible for listing under Criterion B. The store does not display the distinctive characteristics of a type, style, or method of construction, nor does it represent the work of a master or possess high artistic value; therefore, it is recommended not eligible under Criterion C. Archaeological investigations have not yet been conducted on this property; therefore, the resource's eligibility under Criterion D (potential to yield information important to history or prehistory) cannot be assessed at this time.

Bibliography

Kent County Recorder of Deeds (KCDB)

Kent County Deed Books, Kent County Courthouse, Dover, Delaware.

Kent County Tax Assessor's Office

Kent County Courthouse, Dover, Delaware.

National Park Service (NPS)

1997 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. U.S. Government Printing Office, Washington, D.C.